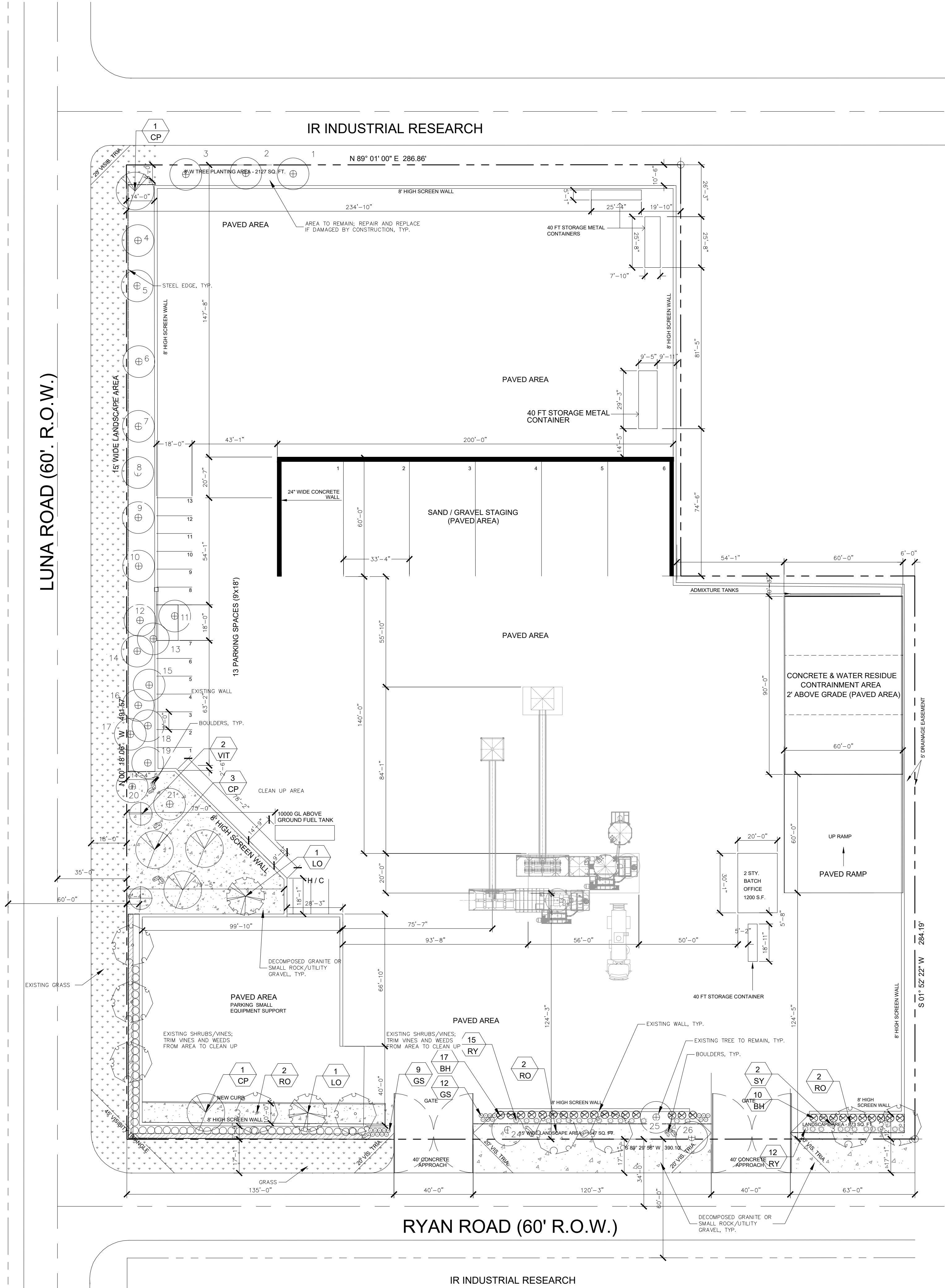




EXISTING TREE									
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	TREE CREDIT	CLASSIFICATION	MITIGATION REQ.	MITIGATION *	MITIGATION \$	NOTES
1	10	COTTONWOOD	TO REMAIN						
2	16	COTTONWOOD	TO REMAIN						
3	14	ELM	TO REMAIN	2	Class 2				
4	8	MEXICAN OAK	TO REMAIN	2	Class 2				
5	8	MEXICAN OAK	TO REMAIN	2	Class 2				
6	8	MEXICAN OAK	TO REMAIN	2	Class 2				
7	6	CEDAR ELM	TO REMAIN	1	Class 2				
8	4	MEXICAN OAK	TO REMAIN	1	Class 2				
9	3	CEDAR ELM	TO REMAIN	1	Class 2				
10	18	COTTONWOOD	TO REMAIN						
11	20	COTTONWOOD	TO REMAIN						
12	19	COTTONWOOD	TO REMAIN						
13	24	COTTONWOOD	TO REMAIN						
14	12	COTTONWOOD	TO REMAIN						
15	19	COTTONWOOD	TO REMAIN						
16	25	COTTONWOOD	TO REMAIN						
17	14	COTTONWOOD	TO REMAIN						
18	24	COTTONWOOD	TO REMAIN						
19	23	COTTONWOOD	TO REMAIN						
20	22	COTTONWOOD	TO REMAIN						
21	25	COTTONWOOD	TO REMAIN						
22	25	COTTONWOOD	TO REMAIN						
23	8	COTTONWOOD	TO REMAIN						
24	6	CEDAR ELM	TO REMAIN	1	Class 2				
25	5	CEDAR ELM	TO REMAIN	1	Class 2				
26	13	PECAN	TO REMAIN	2	Class 2				

TOTAL TREES ON SITE	26
TOTAL INCHES ON SITE	379
TOTAL TREES TO REMAIN	26 trees
TOTAL CALIPER INCHES TO REMAIN	379 inches
TOTAL TREE CREDITS	15
TOTAL TREES TO BE REMOVED	0 trees
TOTAL INCHES TO BE REMOVED	0 inches
MITIGATION IN INCHES	0
MITIGATION IN DOLLARS	\$0.00

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
CP		Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	12' ht., 4' spread, matching
LO		Lacey Oak	<i>Quercus laceyi</i>	3" cal.	12' ht., 4' spread, matching
RO		Texas Red Oak	<i>Quercus texana</i>	3" cal.	12' ht., 4' spread, matching
VIT		Vitex	<i>Vitex agnus castus</i>	30 gal.	8' ht, 4' spread, 3 trunk minimum
SHRUBS					
BH		Burford Holly	<i>Ilex cornuta</i>	5 gal.	full, 30" spread, 42" o.c.
GS		Grey Lavender Cotton	<i>Santolina chamaecyparissus</i>	3 gal.	full, 24" o.c.
RY		Red Yucca	<i>Hesperaloe parvifolia</i>	3 gal.	full, 24" sprd, 30" o.c.
SY		Softleaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	full, 30" o.c.
GROUND COVER/VINES/GRASS					
JN		Creeping Juniper	<i>Juniperus horizontalis</i>	1 gal.	full, 24" o.c.
		Decomposed Granite			
		Boulders			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS for DALLAS, TEXAS	
SITE AREA	171,135 s.f.
LANDSCAPE BUFFER	
A buffer strip should be provided along the entire length of the perimeter exclusive of driveways and accessways. Freeways shall have an average depth of 15' landscape area, arterials/community collectors 10' and local and residential collectors 7.5'. A minimum of one design option must be provided in the front yard/right of way area. Landscape buffer strip must contain, one large tree or one medium tree for each 40 linear feet of the buffer strip or one large canopy tree and (per bb) three large evergreen shrubs. Luna Road - 491 l.f. Ryan Road - 398 l.f.	
REQUIRED	PROVIDED
10' setback	5'-15' setback with existing wall
16 trees, 3" cal.	17 existing trees (11 tree credits) 8 trees, 2 small trees due to overhead power lines
37 large evergreen shrubs	existing shrubs, (approx 20); 43 large evergreen shrubs
REQUIRED	PROVIDED
7' setback	6'-15' setback with existing wall
10 trees, 3" cal.	3 existing trees (4 tree credits), 8 proposed
30 large evergreen shrubs	existing shrub row (approx 29), 27 proposed large shrubs
PARKING LOTS	
No parking space may be more than 70' from the trunk of a large or medium tree. Maximum spaces between parking lot islands is 12 spaces.	
SITE TREES	
One tree with at least 2" in caliper must be provided for every 6,000 s.f. of lot area with a minimum of four trees being provided. Existing trees may be used to satisfy the tree requirement according to the caliper of tree retained chart. (Article X)	
site - xx	
REQUIRED	PROVIDED
29 trees, 2" cal.	26 existing trees (credits shown on tree preservation plan = 15 trees), 14 proposed large trees
DESIGN POINTS	
REQUIRED	PROVIDED
30 points	water wise landscape 80% - 5 points increase of buffer zone depth - 5 points 2 plant species in frontage - 10 points existing tree preservation - 10 points max TOTAL - 30 points

PARKING ANALYSIS

LAND USE CONCRETE BATCH PLANT
PARKING REQUIRED 1/600/ AREA -- OUTSIDE MANUFACTURING USE
PARKING REQUIRED 1/333/ FLOOR AREA -- OFFICE USE
HANDICAPPED PARKING REQUIRED 1/25 SPACES = 1 SPACE

OUTSIDE MANUFACTURING	AREA	CARS REQUIRED
BATCH PLANT	1480	
STORAGE	2165	
STORAGE	1150	
TOTAL	4795	8 CARS

OFFICE BUILDING	AREA	CARS REQUIRED
	1200	
TOTAL	1200	4 CARS

TOTAL PARKING REQUIRED 12 CARS
TOTAL PARKING PROVIDED 14 CARS (13 REGULAR) 1 HANDICAPPED



10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214 669 4684

PROJECT
COW TOWN REDI-MIX

CLIENT
SAM SHMAISANI

PROJECT ADDRESS:
10808 LUNA ROAD DALLAS, TX
75220

PROJECT NO: 325014

SITE PLAN AND LANDSCAPE PLAN

10/30/2025

